LOT 44 UNIT 20 THREE RIVERS ESTA

775-1529, WD 1300-1607, WD 1444-

COCHRAN ANGELA
1440 SW NEWARK DR
FORT WHITE, FL 32038

2026

00-00-00-01265-044

BUILDING CHARACTERISTICS

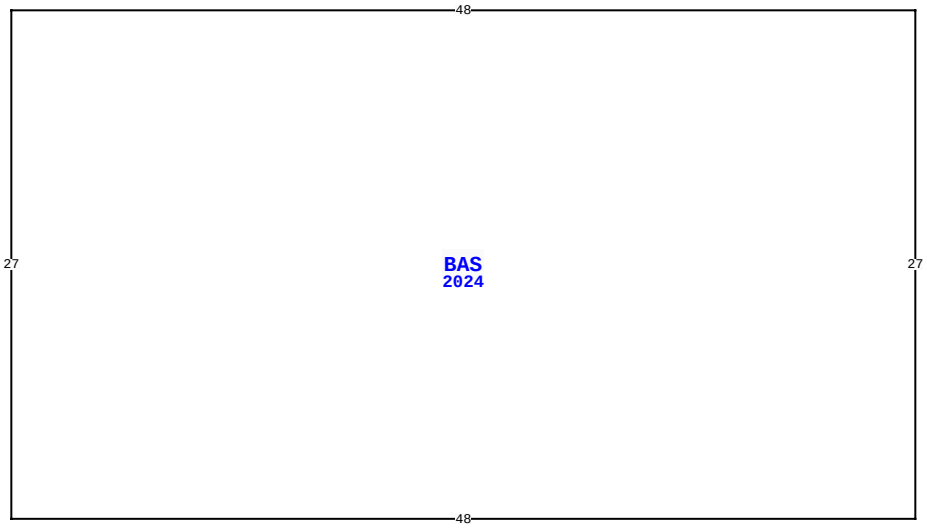
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.20	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2024	1,296	138,338
TOTALS	1,296			1,296	138,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,296	113.5000	112.36	145,619	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 0% - 2025 Heated Area: 1296 HX Base Yr



1440 SW NEWARK DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	138,338
TOTAL MARKET OB/XF VALUE	11,500
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	169,838
SOH/AGL Deduction	0
ASSESSED VALUE	169,838
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,838
TOTAL JUST VALUE	169,838
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045974	Mobile Home		11/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1512/157	4/02/2024	WD	Q	I	01	205,000
GRANTOR: MILLS STEPHANIE W						
GRANTEE: COCHRAN ANGELA						
1465/1822	3/31/2022	WD	Q	V	01	25,000
GRANTOR: POWELL SHERI						
GRANTEE: MILLS STEPHANIE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=17,11] E48 S27 W48 N27 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	4,500.00	4,500.00	100	2024	2023		100	4,500	

LAND DESCRIPTION

TOTAL OB/XF 11,500

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 04/11/2024 BY ME Total Acres: 0.92 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2025 BY SYS